

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Heart of Dixie
Railroad Museum, Inc.
1919 9TH ST
CALEBA, AL
35048

WARRANTY DEED

20070713000329770 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
07/13/2007 10:00:31AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIVE THOUSAND DOLLARS and NO/00 (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **BAMA TRUSS & COMPONENTS, INC., an Alabama Corporation**, grant, bargain, sell and convey unto, **HEART OF DIXIE RAILROAD MUSEUM, INC.**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See attached EXHIBIT A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2007.
2. Easements, restrictions, rights of way, and permits of record.


This property constitutes no part of the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of June, 2007.

BAMA TRUSS & COMPONENTS, INC.


By **JON P. SHUGRUE**, as President
Of Bama Truss & Components, Inc.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **JON P. SHUGRUE, as President of BAMA TRUSS & COMPONENTS, INC.**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2007.

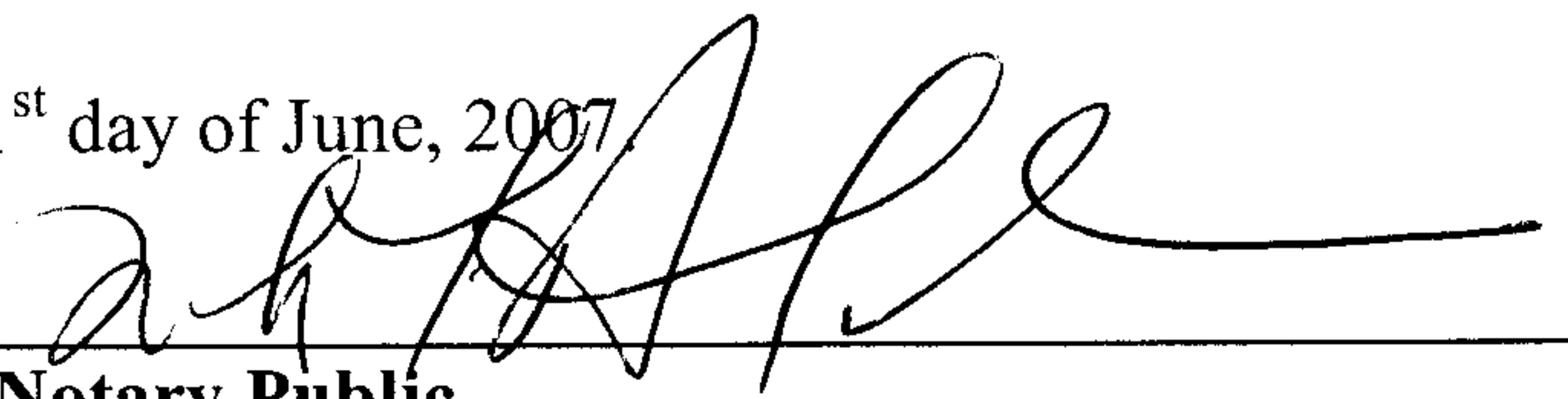

Notary Public
My Commission Expires: 10-16-2008



EXHIBIT A

20070713000329770 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
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Easement in and to the following described property:

A 50 FOOT RAILROAD EASEMENT BEING 25 FEET EACH SIDE OF THE CENTERLINE, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 100.12 FEET TO AN IRON ROD AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID QUARTER-QUARTER WITH THE SOUTH RIGHT-OF-WAY MARGIN OF SHELBY COUNTY ROAD NO. 42; THENCE, WITH A DEFLECTION ANGLE LEFT OF 107°12', RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTH RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 35.01 FEET; THENCE, WITH A DEFLECTION ANGLE RIGHT OF 73°39', RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 214.88 FEET TO THE POINT OF BEGINNING; THENCE, WITH AN ANGLE RIGHT OF 173°25', RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 67.33 FEET; THENCE, WITH AN ANGLE RIGHT OF 140°46', RUN IN AN EASTERLY DIRECTION ALONG A CURVE TO THE LEFT FOR A CHORD DISTANCE OF 404.25 FEET, SAID CURVE HAVING A RADIUS OF 319.62 FEET, AND A DELTA ANGLE OF 78°27'15"; THENCE, WITH AN ANGLE RIGHT OF 140°46', RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 65.82 FEET TO THE POINT OF ENDING, SAID EASEMENT 2 LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA.

ABOVE DESCRIBED RAILROAD EASEMENT 2 IS SUBJECT TO ANY AND ALL STREET RIGHTS-OF-WAY IN SHELBY COUNTY.

A 50 FOOT RAILROAD EASEMENT BEING 25 FEET EACH SIDE OF THE CENTERLINE, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON ROD AND THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST BOUNDARY OF SAID QUARTER-QUARTER FOR A DISTANCE OF 100.12 FEET TO AN IRON ROD AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID QUARTER-QUARTER WITH THE SOUTH RIGHT-OF-WAY MARGIN OF SHELBY COUNTY ROAD NO. 42; THENCE, WITH A DEFLECTION ANGLE LEFT OF 107°12', RUN IN A NORTHEASTERLY DIRECTION ALONG SAID SOUTH RIGHT-OF-WAY MARGIN FOR A DISTANCE OF 35.01 FEET TO THE POINT OF BEGINNING; THENCE, WITH A DEFLECTION ANGLE RIGHT OF 73°39', RUN IN A SOUTHEASTERLY DIRECTION FOR A DISTANCE OF 283.82 FEET; THENCE, WITH AN ANGLE LEFT OF 139°37', RUN IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT FOR A CHORD DISTANCE OF 341.97 FEET, SAID CURVE HAVING A RADIUS OF 294.62 FEET, AND A DELTA ANGLE OF 80°45'11"; THENCE, WITH AN ANGLE LEFT OF 139°37', RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 65.00 FEET; THENCE, WITH AN ANGLE LEFT OF 172°51', RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 130.00 FEET; THENCE, WITH AN ANGLE LEFT OF 173°43', RUN IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT FOR A CHORD DISTANCE OF 209.13 FEET, SAID CURVE HAVING A RADIUS OF 930.37 FEET, AND A DELTA ANGLE OF 27°38'31"; THENCE, WITH AN ANGLE LEFT OF 173°43', RUN IN A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 325.10 FEET; THENCE, WITH AN ANGLE LEFT OF 166°11', RUN IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT FOR A DISTANCE OF 456.46 FEET, SAID CURVE HAVING A RADIUS OF 930.37 FEET, AND A DELTA ANGLE OF 27°38'31"; THENCE, WITH AN ANGLE LEFT OF 166°11', RUN IN A WESTERLY DIRECTION FOR A DISTANCE OF 538.72 FEET; THENCE, WITH AN ANGLE LEFT OF 174°29', RUN IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT FOR A CHORD DISTANCE OF 183.86 FEET, SAID CURVE HAVING A RADIUS OF 930.37 FEET, AND A DELTA ANGLE OF 11°02'38"; THENCE, WITH AN ANGLE LEFT OF 174°29', RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 38.51 FEET; THENCE, WITH AN ANGLE LEFT OF 187°11', RUN IN A NORTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT FOR A CHORD DISTANCE OF 240.30 FEET TO THE POINT OF ENDING, SAID CURVE HAVING A RADIUS OF 982.74 FEET, AND HAVING A DELTA ANGLE OF 14°24'48", SAID EASEMENT LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 1 EAST, AND IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

ABOVE DESCRIBED RAILROAD EASEMENT 1 IS SUBJECT TO ANY AND ALL STREET RIGHTS-OF-WAY IN SHELBY COUNTY.

Shelby County, AL 07/13/2007
State of Alabama

Deed Tax:\$5.00